

£260,000







A superb two bedroom ground floor apartment set within this highly regarded riverside development just moments away from York's historic city centre and its many amenities. Positioned only a short walk from Rowntree Park, Bishopthorpe Road shopping parade and the railway station and for the last 30 years has been a popular residential community. Accessed via a communal hallway the bright and airy living accommodation comprises entrance hall, lounge/dining room, fitted kitchen with white goods, the two bedrooms and three piece bathroom suite. To the outside is a designated car parking space plus additional visitor parking spaces and communal gardens. There are also secure pathways to the river Ouse and onto Skeldergate. An internal viewing of this impressive property is highly recommended.

# Hallway

Entrance door, useful storage cupboard, electric heater. Doors to:

## Lounge

Double glazed window, coving, TV point, power points, electric heater.

### **Kitchen**

Double glazed window, fitted wall and base units comprising inset stainless steel sink and drainer with mixer tap, oven with hob over, power points, towel radiator.

#### **Bedroom 1**

Double glazed window, fitted wardrobes, power points, electric heater.

#### **Bedroom 2**

Double glazed window, overhead cupboards, power points, electric heater.

#### **Bathroom**

Three piece suite comprising bath with shower over, vanity unit housing wash hand basin, WC, towel rail/radiator.

















**Parking**Designated car parking space plus additional visitor parking spaces.

# Outside

Communal gardens, bin/bike stores. There are also secure pathways to the river Ouse and onto Skeldergate.

# **Lease/Service Charge**To be advised





## **FLOOR PLAN LOCATION** JORVIK Viking Centre **Ground Floor** York Castle Museum I Hope 5 Nunnery Ln Tower St A1036 000 Kent St Kitchen Bathroom A1036 Bedroom 1 14'1" x 11'0" 4.29m x 3.35m Millfield Bishopthorpe Rd Rowntree Park Sitting/Dining Room 11'0" x 6'9" 3.35m x 2.05m Coople Map data @2024 Bedroom 2 **Energy Efficiency Rating** 11'0" x 6'8" 3.35m x 2.03m Potential Very energy efficient - lower running costs **EPC** (92 plus) A 78 (69-80) 58 D (55-68) White every attempt has been made to ensure the accuracy of the foorgian certainted here, measurement of doors, wedows, comes and any other times are approximate and no responsibility is time for any period prospective purchaser. The services, systems and appliances shown have not been tested and no guarante as to their operability or efficiency can be given. (39-54) (21-38) G Not energy efficient - higher running costs EU Directive **England & Wales** 2002/91/EC

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